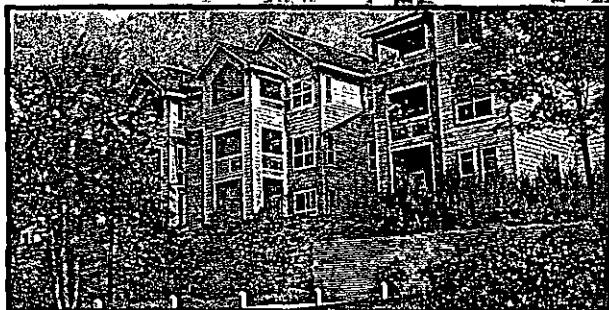




# **FAIR HOUSING ACT DESIGN MANUAL**

**A MANUAL TO ASSIST  
DESIGNERS AND BUILDERS  
IN MEETING THE  
ACCESSIBILITY REQUIREMENTS  
OF THE FAIR HOUSING ACT**



**U. S. Department  
of Housing and Urban Development  
Office of Fair Housing and Equal Opportunity  
Office of Housing**

## BUILDINGS WITH COMMON ENTRANCES

### Buildings with Ground Floors Over Shops or Garages

Where the first floor containing dwelling units in a building is above grade, all units on that floor are covered and must be served by a building entrance on an accessible route. This floor will be considered a ground floor, thus making dwelling units over retail stores, garages, or other common use spaces covered units.

an accessible route to dwelling unit entrances must be provided

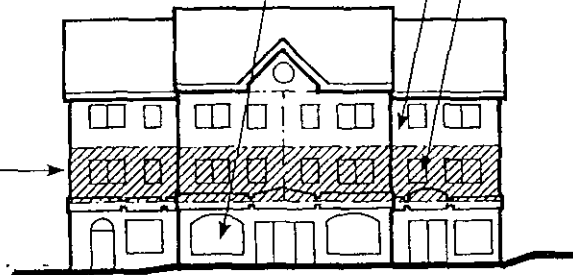
grade level is used entirely for parking, shops, or other common use spaces

third floor single-story units are not covered

covered single-story units



ground floor for purposes of the Guidelines

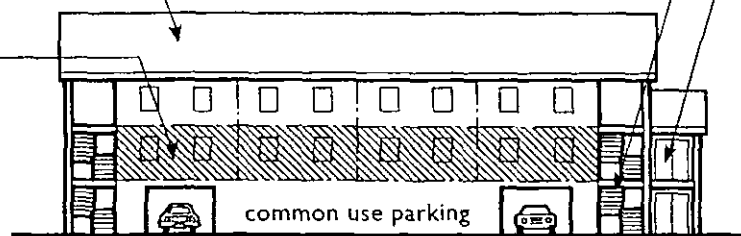


three-story building of single-story dwelling units on a double-loaded open-air corridor

single-story units above common use parking at grade level are covered

elevator, ramp, lift, elevated walkway, or bridge is required to provide accessible route to covered units

elevator stairs



Note: if the elevator is also taken to the next level, the building becomes a building with one or more elevators and all floors and units must comply.

### Walk-Up Dwelling Units Over Garages, Shops, and Other Public or Common Use Spaces Are Covered

If one or more single-story dwelling units with an accessible entrance on an accessible route are located at grade level in buildings otherwise having public or common use parking or shops at grade level, a new grade level ground floor is established and only the grade level units are covered.

shops or common use parking

covered single-story unit



One or More Grade Level Accessible Units Establishes a Ground Floor and Eliminates Need for Accessible Routes to Units Over Garages or Shops



= covered units